

# FINAL MILITARY RECREATION FACILITY PROJECT AREA PLAN – PART 3

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JULY 2019

## Introduction

The Military Installation Development Authority (“MIDA”) was created by the Utah Legislature in 2007 to facilitate the development of military land in Utah. MIDA is working closely with the United States Air Force and Hill Air Force Base (collectively “HAFB”) to develop an Air Force morale, welfare and recreation facility, including a hotel that will provide discounted rooms for military personnel and retirees (“MWR Hotel”), access roads, and related amenities in Wasatch County, Utah (“Military Recreation Facility” or “MRF”). To facilitate this development, MIDA proposed to create the Military Recreation Facility Project Area (“Project Area”) which is expected to eventually include all the land shown in Exhibit A, plus two parcels on Hill Air Force Base in Davis County and some land in the Town of Hideout. The area shown in Exhibit A includes mostly privately-owned land that is part of Wasatch County’s Jordanelle Specially Planned Area which is designated for development as part of a four-seasons mountain resort with world-class ski amenities. The strategy is for MIDA to assist in the total development such that it creates a year-round recreational improvement that benefits both military personnel and the general public.

Development of the land within the Project Area will be critical to creating the recreational opportunities desired and to generating sufficient funding to assist in the development and operation of the Military Recreation Facility, including the MWR Hotel and surrounding areas (“Development Project”). On September 19, 2012, the Military Recreation Facility Project Area Plan – Part 1 was created (“Part 1 Project Area or “Part 1 Project Area Plan”) which includes the Blue Ledge parcel in Wasatch County and the Red Maple military land parcel in Summit County, as shown in Exhibit A and colored orange. After the creation of the Part 1 Project Area, the Blue Ledge Parcel was acquired by Extell Development Company or one or more of its affiliated entities (collectively, “Extell”). Extell also acquired other adjacent property, which changed the focus and timing of the development of the Blue Ledge Parcel.

In addition to Extell, other property owners, who owned land within the area shown within the black-dashed line in Exhibit A, were interested in being included in the Project Area. On December 26, 2018 those properties were added as Military Recreation Facility Project Area Plan – Part 2 (“Part 2 Project Area” or “Part 2 Project Area Plan”). Exhibit A shows these additional properties included in Part 2 Project Area, which are located in Wasatch County, as colored in purple (the additional military land at Hill Air Force Base located in Davis County, which was also included in the Part 2 Project Area, is not shown in Exhibit A).

Extell wishes to include additional property, which it owns or is in the process of acquiring, within the Project Area. The area of this expansion is shown in Exhibit A and is Military Recreation Facility Project Area Plan – Part 3 (“Part 3 Project Area” or “Part 3 Project Area Plan”) and is colored in green.

Because the Project Area, including this Part 3 Project Area, will include non-military land, the law governing MIDA found in Chapter 1 of Title 63H, Utah Code Annotated 1953, as amended, (“MIDA Act”) requires the consent of Wasatch County and each non-military landowner for land to be included in the Project Area. In February 2011 (for all land except the Pioche Parcel) and in May 2016 (for the Pioche Parcel), and then on November 29, 2018, Wasatch County granted its irrevocable consent for the land shown in Exhibit A, which is contained within the black dashed line, to be included in the Project Area. For the Part 1 Project Area, the owner of Blue Ledge granted consent June 5, 2012. For the Part 2 Project Area, the non-military landowners listed in Exhibit B granted consent to their land being included in the Part 2 Project Area in December 2018. For this Part 3 Project Area, Extell, (the non-military landowners listed in Exhibit B) will grant consent to their land being included in the Part 3 Project Area.

As part of the MIDA Act, a necessary step in the process of creating a project area is the preparation of a draft project area plan which is given to each taxing entity that levies a property tax within the proposed project area and municipalities within ½ mile of the proposed project area at least 10 days prior to the public meeting for review and comment. The draft is then the subject of at least one public meeting held by the MIDA Board. The public meeting was held on Tuesday, July 2, 2019 at 9:00 am at the Northfront Business Resource Center, 450 Simmons Way, Kaysville, Utah. Pursuant to the MIDA Act, the process for amending a project area plan follows the same procedure as applies to adopting a project area plan.

### Legal Description of Part 3 Project Area

The Part 3 Project Area consists of the area shown in Exhibit A, colored in green, which equals approximately 4,300 acres. The legal description of this southwest region included within the Part 3 Project Area is attached as Exhibit B. The property includes The property owners are:

| Exhibit No. | Owner  | Name                | Acres |
|-------------|--|---------------------|-------|
| B           | Extell – BLX Mayflower, BLX Pioche, BLX Land, 32 Dom, and RH Mayflower | Extell Owned        | 1,500 |
| B           | BLM, SITLA, Utah State Parks   | Extell Future Owned | 2,800 |
|             |  | TOTAL               | 4,300 |

### Purposes and Intent and Findings and Determinations

Inclusion of the Part 3 Project Area was contemplated as part of the creation of the total Project Area. Inclusion of the Part 3 Project Area into the Project Area does not change the Purpose and Intent section and the Findings and Determinations sections of the Part 2 Project Area created on December 26, 2018. Therefore, this Part 3 Project Area Plan hereby incorporates all of those sections into this document.

## **Effect on the Part 1 and Part 2 Project Area Plan**

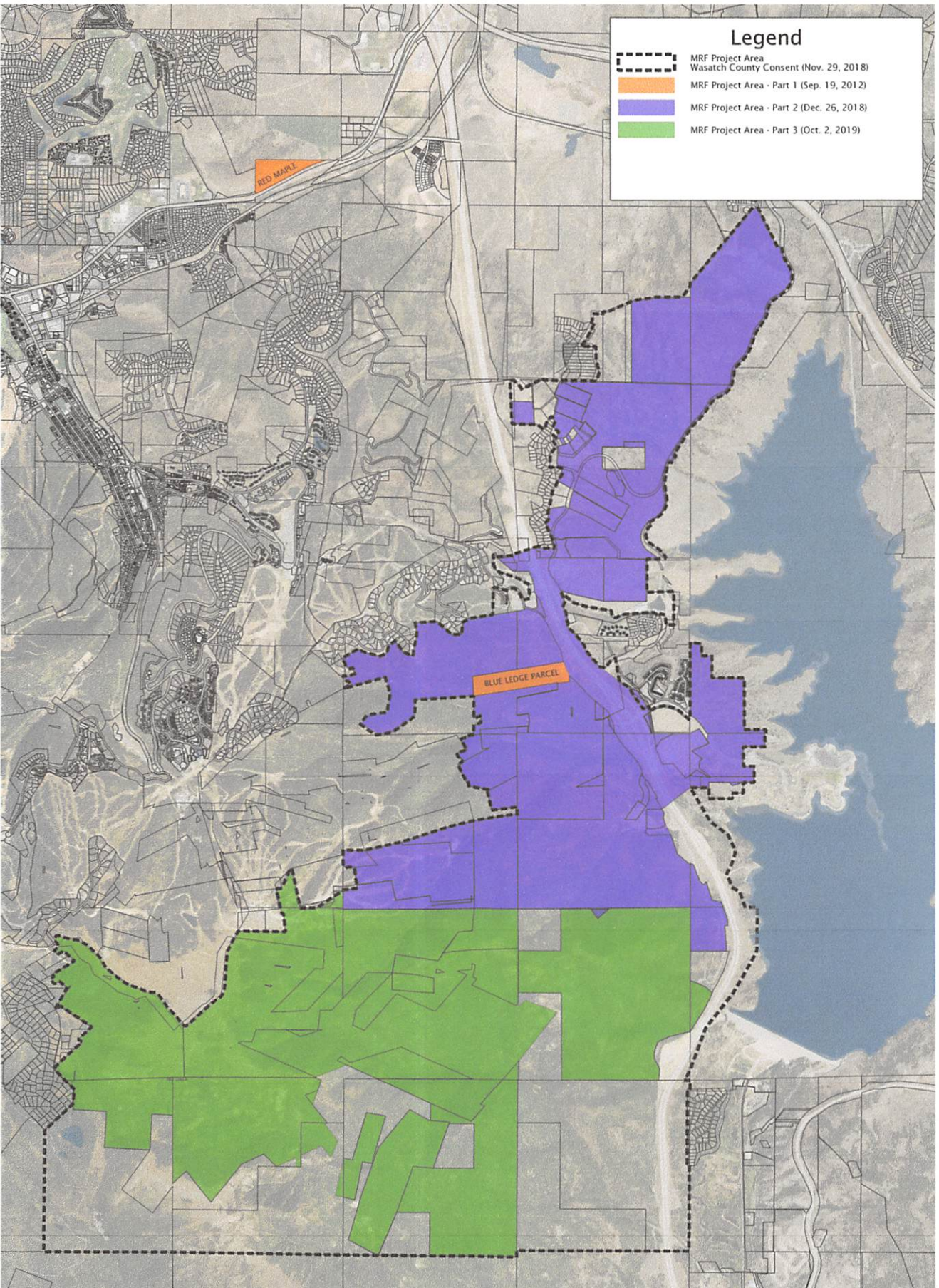
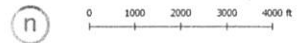
This Part 3 Project Area Plan updates and amends the Part 2 Project Area Plan (which updated and amended the Part 1 Project Area Plan). To the extent there are inconsistencies between the Part 1 Project Area Plan or the Part 2 Project Area Plan, this Part 3 Project Area Plan shall prevail.

**EXHIBIT A**

**MAP OF PROJECT AREA INCLUDING PART 1, PART 2, AND PART 3**



**EXHIBIT A**  
MILITARY RECREATION FACILITY  
PROJECT AREA PLAN - PART 3



**Legend**

- MRF Project Area  
Wasatch County Consent (Nov. 29, 2018)
- MRF Project Area - Part 1 (Sep. 19, 2012)
- MRF Project Area - Part 2 (Dec. 26, 2018)
- MRF Project Area - Part 3 (Oct. 2, 2019)

## EXHIBIT B

### LEGAL DESCRIPTION OF PART 3 PROJECT AREA

A parcel of land located in the Sections 33, 34, 35 and 36, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and Sections 1, 2, 3, and 4, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and Sections 30 and 31, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

(The Basis of Bearing for the hereinafter described portion of the subject parcel being North 88°36'38" East 8030.02 feet from the Northeast corner of Section 34, Township 2 South, Range 4 East, Salt Lake Base and Meridian to the North Quarter Corner of Section 33, in said Township and Range as shown on said Demised Premises No. 2 Record of Survey Map and "Demised Premises No. 1 Record of Survey Map" prepared by Matt Clark. Refer to Record of Survey Map S-8175 on file with the Summit County Recorder's Office for information regarding the Flagstaff LDP coordinate system projection parameters.)

Beginning at the Northeast corner of Section 34, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence coincident with the section line South 88°32'23" West 539.31 feet to a point on the Demised Premises No. 2 unrecorded Record of Survey by Matt Clark; thence coincident with said Demised Premises No. 2 the following four (4) courses: 1) South 56°50'08" West 185.00 feet; thence 2) South 87°34'30" West 4.69 feet; thence 3) North 06°12'30" West 35.86 feet; thence 4) South 82°05'30" West 923.07 feet to a point on the Sitka claim (MS 7126); thence coincident with said Sitka claim the following four (4) courses: 1) North 13°02'33" West 1249.19 feet; thence 2) North 89°36'39" West 39.00 feet; thence 3) South 43°35'21" West 668.57 feet; thence 4) South 13°50'19" East 905.59 feet to a point on said Demised Premises No. 2; thence coincident with Demised No. 2 South 06°19'58" East 532.78 feet to a point on the Demised Premises No. 1 unrecorded Record of Survey by Matt Clark; thence coincident with said Demised Premises No. 1 North 89°37'39" West 1423.23 feet to a point on the Wasatch/Summit county line; thence coincident with the county line the following sixteen (16) courses: 1) South 29°52'34" West 714.41 feet; thence 2) South 04°18'01" West 1322.38 feet; thence 3) South 47°04'26" West 369.50 feet; thence 4) South 83°31'07" West 69.18 feet; thence 5) South 47°39'51" West 1208.42 feet; thence 6) North 39°52'18" West 1353.29 feet; thence 7) North 72°51'28" West 317.37 feet; thence 8) North 46°46'27" West 87.92 feet; thence 9) North 70°58'27" West 502.11 feet; thence 10) North 51°57'26" West 482.01 feet; thence 11) North 55°54'50" West 467.38 feet; thence 12) North 21°50'50" West 317.79 feet; thence 13) North 60°00'31" West 360.47 feet; thence 14) North 33°24'35" West 467.46 feet; thence 15) South 85°09'29" West 492.47 feet; thence 16) South 54°41'51" West 250.41 feet to a point on the boundary line described in Record of Survey S-8175 on file and of record in the Wasatch County Surveyor's office; thence coincident with said boundary line the following seventeen (17) courses: 1) South 36°31'26" East 226.02 feet; thence 2) South 58°21'17" West 172.11 feet; thence 3) South 26°45'20" East 172.64 feet; thence 4) North 58°12'06" East 237.41 feet; thence 5) South 48°05'15" East 447.60 feet; thence 6) South 58°31'21" West 803.39 feet; thence 7) South 48°06'43" East 81.93 feet; thence 8) South 60°24'51" West 121.14 feet; thence 9) South 30°22'09" East 199.83 feet; thence 10) North 60°41'41" East 185.67 feet; thence 11) South 48°06'40" East 333.16 feet; thence 12) North 58°39'28" East 97.81 feet; thence 13) South 33°09'47" West 681.69 feet; thence 14) South 55°38'54" East 602.48 feet; thence 15) North 34°21'06" East 16.42 feet; thence 16) South 56°12'41" East 547.00 feet; thence 17) South 46°55'57" West 95.43 feet; thence South 46°55'57" West 474.69 feet; thence South 56°08'43" East 147.32 feet; thence South 46°36'17" West 270.39 feet to a point on the boundary



line of said Record of Survey S-8715; thence coincident with said boundary line the following five (5) courses: 1) South  $46^{\circ}39'33''$  West 830.70 feet; thence 2) South  $03^{\circ}10'46''$  West 107.26 feet; thence 3) South  $43^{\circ}42'42''$  East 548.17 feet; thence 4) North  $87^{\circ}36'59''$  East 203.69 feet; thence 5) South  $02^{\circ}38'22''$  West 825.13 feet; thence South 4497.07 feet, more or less, to the South line of Section 4 Township 3 South Range 4 East Salt Lake Base and Meridian; thence coincident with said section line North  $89^{\circ}57'10''$  East 3062.65 feet, more or less, to the Southeast corner of said Section 4; thence coincident with the South line of Section 3, Township 3 South, Range 4 East, Salt Lake Base and Meridian South  $89^{\circ}53'41''$  East 5287.16 feet, more or less, to the Southeast Corner of said Section 3...

(The Basis of Bearing for the hereinafter described portion of the subject parcel being South  $26^{\circ}11'47''$  East 5917.16 feet from said North Quarter corner of Section 25 to the Southeast Corner of said Section 25, refer to Record of Survey Maps 2647, 3057, and 3058 on file with the Wasatch County Surveyor's Office with regards to Section 25 and 26 retracement information, and for the Mayflower LDP coordinate system projection parameters)

...thence coincident with the South line of Section 2 South  $89^{\circ}59'12''$  East 5280.00 feet more or less to the Southeast corner of said Section 2, Township 3 South, Range 4 East Salt Lake Base and Meridian; thence coincident with the East line of said Section 2 North  $00^{\circ}00'48''$  East 196.68 feet to the Southwest corner of Section 1, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence coincident with the South line of said Section 1 South  $89^{\circ}59'12''$  East 4437.25 feet, more or less, to a point on the west right of way of US40; thence coincident with the west right of way line of said US40, more or less, the following fourteen (14) courses: 1) North  $03^{\circ}11'33''$  West 4254.15 feet to a point on a non tangent curve to the right having a radius of 24711.97 feet, of which the radius point bears South  $89^{\circ}44'11''$  East; thence 2) northerly along the arc of said curve 2182.27 feet through a central angle of  $05^{\circ}03'35''$  to a point of compound curve to the right having a radius of 289.76 feet, of which the radius point bears South  $84^{\circ}40'36''$  East; thence 3) northeasterly along the arc of said curve 387.10 feet through a central angle of  $76^{\circ}32'37''$ ; thence 4) North  $74^{\circ}31'38''$  East 704.71 feet; thence 5) North  $31^{\circ}27'42''$  East 807.06 feet; thence 6) North  $28^{\circ}31'39''$  East 430.16 feet; thence 7) North  $20^{\circ}00'55''$  East 202.05 feet; thence 8) North  $28^{\circ}32'00''$  East 269.50 feet; thence 9) North  $26^{\circ}48'06''$  East 417.23 feet; thence 10) North  $18^{\circ}09'16''$  East 325.76 feet; thence 11) North  $13^{\circ}27'15''$  East 369.49 feet to a point on a non tangent curve to the left having a radius of 3103.00 feet, of which the radius point bears North  $89^{\circ}04'13''$  West; thence 12) northerly along the arc of said curve 614.74 feet through a central angle of  $11^{\circ}21'03''$ ; thence 13) North  $11^{\circ}55'37''$  West 394.01 feet; thence 14) North  $25^{\circ}45'45''$  West 310.77 feet, more or less, to the North line of said Section 31, Township 2 South Range 5 East, Salt Lake Base and Meridian; thence coincident with said section line North  $89^{\circ}56'06''$  West 939.16 feet to the Northeast corner of Section 36, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence coincident with the North line of said Section 36 South  $89^{\circ}17'47''$  West 2553.71 feet to the North Quarter corner of said Section 36; thence coincident with the North line of said Section 36 South  $89^{\circ}18'12''$  West 2553.71 feet to the Northeast corner of said Section 35 of said Township and Range; thence coincident with the North line of said Section 35 the following (2) two courses: 1) North  $88^{\circ}47'14''$  West 2574.99 feet; thence 2) North  $88^{\circ}46'49''$  West 2575.01 feet to the Northeast corner of said Section 34, and the point of beginning.